

Adopted Minutes
Spanish Fork City Development Review Committee
October 12, 2016

Staff Members Present: Dave Anderson, Community Development Director; Seth Perrins, City Manager; Tom Cooper, Electric Utility Planner; Junior Baker, City Attorney; Bart Morrill, Parks Maintenance Supervisor; Dale Robinson, Parks and Recreation Director; John Little, Chief Building Official; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Jessica Burdick, Building Inspection Secretary

Citizens Present: Jesse Brimhall.

Dave Anderson called the meeting to order at 10:08 a.m.

MINOR PLAT AMENDMENT

STONE MINOR PLAT AMENDMENT

Applicant: MW Brown Engineering Inc.

General Plan: Mixed Use

Zoning: R-1-9

Location: 2635 East Canyon Road

Dave Anderson began by informing the Committee that Jesse Brimhall is requesting this minor plat amendment to help Dennis Stone, the neighboring owner. This amendment is mainly just paper work to make an adjustment to a previously recorded plat. Dave explained that the requested plat meets the City's requirements and standards.

Junior Baker inquired as to what the requested amendment actually is.

Jesse Brimhall addressed the Committee and discussed the proposed amendment. He explained that Mr. Stone requested an easement between the two properties, but Mr. Brimhall decided to deed some of his property to Mr. Stone so there is no need for an easement. This requires an amendment. Junior Baker agreed that this is the purpose of the Minor Plat Amendment application.

Mr. Brimhall mentioned they he may request a Zone Change in the future and asked Dave Anderson whether this Minor Plat Amendment is unnecessary if he does do a Zone Change. Dave explained that this is the correct process, and it doesn't impact Mr. Brimhall's future plans.

Junior Baker **moved** to approve the Stone Minor Plat Amendment at 2635 East Canyon Road, based on the city's current development standards.

Seth Perrins **seconded**, and the motion **passed** all in favor.

Mr. Brimhall exited the meeting at 10:12.

47 **SITE PLAN**

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49 **GOLF COURSE CLUBHOUSE EXPANSION**

50 Applicant: Spanish Fork City

51 General Plan: Public Facility

52 Zoning: PF

53 Location: 2300 East Powerhouse Road

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55 Dave Anderson explained that we discussed the golf course parking lot changes last meeting,
56 therefore, this meeting was regarding the clubhouse expansion.

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58 Tom Cooper informed everyone that the parking lot lighting is finished; Raul and his men
59 completed the project within 3 days, in the rain. There are now 3 lights and a transformer in
60 the added parking area of the golf course.

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62 There was discussion about the expansion plan and parking issues that may arise. Dave
63 Anderson said he has no issues or concerns. Dale Robinson said the building expansion will
64 affect only two parking stalls. Junior Baker asked whether we will have enough parking if we're
65 going to use the clubhouse as a reception center. Mr. Anderson and Mr. Robinson both agree
66 that we will. We are only eliminating 3 parking stalls, and they will be replaced at the end of
67 the lot.

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69 Junior Baker **moved** to approve the Golf Course Clubhouse Expansion Site Plan at 2300 East
70 Powerhouse Road, based on the city's current development standards.

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72 Tom Cooper **seconded** and the motion **passed** all in favor.

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75 Junior Baker moved to adjourn meeting at 10:17 a.m.

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79 Adopted: October 19, 2016

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Jessica Burdick
Community Development Division Secretary